

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
August 16, 2021  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

1. July 19, 2021

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, the applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Each person's name who has filled out a form will be called on to speak after the applicant's introduction. Proponents will speak next, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2. **PA-16-21 3535 Mohican Street** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Urban Neighborhood on property located on the north side of Mohican Street, south of Prescott Road, west of Lynn Street, on Tract Y of the original Fairacre Farms and Tunica Subdivision. Sections 56 and 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to Case 60-21** [Application](#)
3. **Case 60-21 3535 Mohican Street** To rezone from Single Family Residential (A2) to High Density Multi-Family Residential (A3.3) on property located on the north side of Mohican Street, south of Prescott Road, west of Lynn Street, on Tract Y of the original Fairacre Farms and Tunica Subdivision. Sections 56 and 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to PA-16-21** [Application](#)

4. **PA-17-21 159 and 169 South Ardenwood Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Tracts of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to ISPUD-5-21** [Application](#)
5. **ISPUD-5-21 D'Une Terre** Proposed medium density single family residential development on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Lots of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to PA-17-21** [Application](#)
6. **Case 53-21 2504 and 2544 Government Street** To rezone from Light Commercial (C1) and Single Family Residential (A2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) and Neighborhood Commercial (NC) on property located on the southeast corner of Government Street and Saint Rose Avenue, on portions of Lot 3-A of McGrath Heights. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
7. **Case 54-21 9405 Greenwell Springs Road** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage Two (bar and lounge)(C-AB-2) on property located on the north side of Greenwell Springs Road, east of Joer Road, on Tract Y of the J. Evans Morgan, Jr. Tract. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
8. **Case 55-21 2310 Scenic Highway** To rezone from Light Industrial (M1) and Commercial alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Scenic Highway, north of Adams Avenue, on portions of Lots 5, 6, 7, 8, 11 and 12 of Suburb Istrouma. Section 39, T7S, R1W GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
9. **Case 56-21 7315 Picardy Avenue** To rezone from Limited Residential (A3.1) to Heavy Commercial One (HC1) on property located on the southeast corner of Picardy Avenue and O'Donovan Drive, on Lot 1 of Calais Office Park, 3<sup>rd</sup> Filing, Part 1. Section 41, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
10. **Case 57-21 8751 Siegen Lane** To rezone from Rural to Heavy Commercial One (HC1) on property located on the east side of Siegen Lane, north of Perkins Road, on Tract B of the Irene Kleinpeter Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
11. **Case 58-21 1747 O'Neal Lane** To rezone from Rural to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of O'Neal Lane, north of the Interstate 12 Highway, on Lot CB of the Robert B. Aldrich Tract. Section 10, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)

12. **Case 59-21 11670 Airline Highway** To rezone from Rural to Heavy Commercial One (HC1) on property located on the south side of Airline Highway, east of Siegen Lane, on Tract E-1 of the Earl V. Wilkinson Tract. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
13. **Case 61-21 18483, 18583, 18615, 18624, 18625, 18751, 18925, 18931, 19019 South Harrell's Ferry Road** To rezone from Rural and Single Family Residential (A1) to Residential Estate/Agriculture One (RE/A1) on property located on South Harrell's Ferry Road, east of White Shadows Drive, on Lots 15, 17, 18-A, 18-B, 20, N-1-A, N-2-A, and N-3-B-1, called the N.C. Palmer Property and the Original Riverside Lodge; and Lot GD-2 of the Sartwell Property. Sections 45 & 54, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
14. **Case 62-21 9348 Scenic Highway** To rezone from Limited Residential (A3.1) to Heavy Commercial One (HC1) on property located on the east side of Scenic Highway, south of Rosenwald Road, on Lot 94 of Suburb North Baton Rouge. Section 75, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
15. **Case 63-21 8401 Greenwell Springs Road** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the north side Greenwell Springs Road, east of Greentree Drive, on Lot A-1 of Sunny Brook Farms Subdivision. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
16. **TND-1-07 Rouzan, Concept Plan Revision 16** Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

17. **PUD-2-00 McAlister's Deli and Arby's (Burbank), Burbank University, Final Development Plan** Proposed restaurants with drive-through on property located on the south side of Burbank Drive, west of Ben Hur Road, on Tract C-1-A-1-A-3-C-4-A of the Nelson Tract. Section 31, T7S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
18. **TND-1-07 Bank Development, Rouzan, Final Development Plan** Proposed bank development and extension of Rouzan Square Avenue on property located south of Perkins Road, east of Rouzan Avenue, on the remainder of Tract RZ-3-D-1-A-1 of the Ralph Ford Property and Lot 1-A of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
19. **CUP-4-16 The Brighton School, Revision 2** Proposed addition of six new buildings, replacement of two existing buildings with one building and increase area of existing conditional use, on property located on the west side of Parkforest Drive, south side of Parkmeadow Avenue, on Lots 89, 90-A and 90-B of the Parkview Oaks Subdivision. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)

- 20. S-10-21 Garden Hill Subdivision** Proposed major subdivision with public streets on property located on the north side of Tiger Bend Road, west of East Achord Road, on a portion of Tract B-1-A of the Cecil Denham Property. (Council District 9- Hudson) [Application](#)
- 21. SP-12-21 Franciscan University Student Center** Proposed educational institution building, on property located on northwest corner of Picardy Avenue and Brittany Drive, on Lot 22 of Calais Office Park, First Filing and Lot 23 of Calais Office Park, Second Filing, Part One (Council District 12-Racca) [Application](#)
- 22. SP-13-21 The Reserve at Howell Place South** Proposed multi-family residential development on property located on the west side of Plank Road, north of 72<sup>nd</sup> Avenue, on Tract A-1-A-1-A-4-A of the Howell Community Farms Subdivision (Council District 2-Banks) [Application](#)

#### **COMMUNICATIONS**

##### **DIRECTOR'S COMMENTS**

##### **COMMISSIONERS' COMMENTS**

#### **ADJOURN**